

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner  
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Adam R. Burney  
Land Use Director

Minutes  
Public Hearing  
274 Prospect Street  
August 24, 2015

Meeting Posted: Yes

Time: 6:50 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair D. McQuaid opened the Hearing with the reading of the statutory notice published in the Sentinel and Enterprise on August 10 and August 17, 2015. The Hearing is to hear and discuss an application for a special permit under Section 4.12. Lake Whalom Overlay District of the Protective Bylaw of the Town of Lunenburg for 22 townhouse units at 274 Prospect Street, Map 98, Parcel 10.

Presentation by Project Engineer Mark Piermarini, Whitman & Bingham Associates. Project consists of 22 townhouse units on 3.53± acres. Six units will directly access Pond Street, with an internal road between Pond and Kimball Street for the remaining 16 units. The project area consists of slopes which start from the northeasterly corner of the site at the corner of Pond and Kimball Streets and then drain toward the southerly end of the site to existing drop inlets along Prospect Street. A detention basin is located on the west side of the site which will be exiting into the existing drop inlets. There is a sewer main through the site which will connect into a main on Prospect Street.

As a result of the July 28, 2015 In House Tech Meeting, a "parking on this side of road only" sign will be placed on the internal street. Stop signs will be placed at both ends of the internal street. There will be an external drop to the sewer manhole.

M. Allison noted the retention basin overflows to a catch basin with the outflow going directly to Lake Whalom in the middle of two swimming areas. This requires a one-inch recharge instead of a half-inch. M. Piermarini noted there is plenty of recharge in the retention basin. The proposed project has received a Notice of Intent approval from the Conservation Commission. G. Bittner asked for building height. Developer Daniel Gardner (Greener Living Luxury Homes) and M. Piermarini noted thirty (30) feet from foundation to ridge. All units are three bedrooms as opposed to the two bedrooms noted in the In House Tech Meeting.

Reviewing Engineer Jeffrey Walsh noted his initial review letter of August 14, 2015. He is currently reviewing plan revisions as a result of his review. The Sewer Commission has requested he also look at the sewer design in compliance to the sewer regulations. His second review will encompass both a Planning and Sewer review. The plans proposed a driveway length of twenty (20) feet; J. Walsh recommended twenty-two (22) feet. The existing water main in Kimball Street is six (6) inches in diameter and two service connections are proposed off this main. J. Walsh recommended the applicant move the southern connection point from Kimball Street to the eight (8) inch diameter main located in Prospect Street. This connection will better serve the proposed project as well as the current residents north and east of the Kimball/Pond Street intersection. (This would be addressed by the Water District.) J. Walsh addressed M. Allison's concern as to a one-inch recharge, noting a swimming beach is considered an area of critical stormwater management and the applicant is obligated to demonstrate they can capture and treat one inch of runoff from impervious areas as they are discharging to a critical area. Because the site drains down to a large swale, any stormwater generated from the site would pass through the grass swales and then into the infiltration system. He opined they meet the one-inch water quality. Treatment occurs in the infrastructure. M. Piermarini noted that both J. Walsh and the Conservation Commission requested two additional lines of erosion controls be added to the plans.

Wayne Travis, 24 Kimball Street- Inquired if parking would be restricted on Kimball Street. M. Piermarini noted they cannot restrict parking on a public way; only within the development. Ten (10) visitor spaces will be provided for the development. A. Burney noted that if brush on Kimball Street is cleaned up on the applicant's property it will make Kimball Street seem wider. The applicant has the right to apply for a curb cut; which will be up to DPW to approve.

Lois Lewis, 389 Sunny Hill Road- As a property owner on Kimball Street, she is concerned with the increase in parking, population, and demands on the Town's emergency services.

Lynn Major, Town Beach employee- Concerned with parking and traffic as individuals using the Town Beach park along roadway during the summer months.

Jill Normandin, 36 & 38 Kimball Street- Concerned with having a "high volume" development in this area, impact to Town Beach, Impacts to traffic and property values, and sewer capacity.

D. McQuaid noted these are not thirty (30) foot buildings; with the land topography he opined they are closer to forty (40) feet and asked for a more accurate building elevation. Applicant responded they meet the building code.

Sharron Albert, 5 Pond Street- Concerned with the proposed project changing the neighborhood aspect of the area, and traffic in regards to children exiting Town Beach and crossing the road.

Brad Kennedy, 17 Crocker Avenue- As a member of the Conservation Commission he noted that on August 19, 2015 the Commission gave the applicant approval for wetland act issues. He is concerned with individuals wanting a dock/marina. M. Piermarini responded that has been taken off the plans. If they decide to move ahead with a dock in the future, they will have to again appear before the Board and the Conservation Commission.

Paula Bertram, 312 Townsend Harbor Road- The proposed project doesn't fit the character of community. She encouraged the Board to listen to the residents. She was also concerned with sediment coming into the swimming area at the Town Beach.

Kimberly Kingerski, 8 & 32 Kimball Street- The proposed project is not beneficial to the community.

Jill Normandin – Would like to see it scaled down. Wants more time to learn about the development.

M. Piermarini noted that the building elevation is thirty-six (36) feet, four (4) inches from ground to peak. A. Burney stated that thirty-eight (38) feet is the allowable height.

Lois Lewis – Would a traffic study be appropriate?

There was Board discussion as to what issues they wanted addressed for the continuation.

A closer look at the density; what is the overriding bylaw?

Explanation of sewer capacity from Sewer Commission in relation to three (3) bedrooms per unit.

Does the Lake Whalom Overlay District override Section 5.0. Dimensional Regulations?

Issue of traffic; possible negotiation with applicant, e.g., widen sides of Kimball and Pond?

Sheet #2, Grading and Drainage, indicates proposed dock. M. Piermarini will remove from plan.

Drainage from Pond Street and presence of C type soils. M. Piermarini noted drainage has been designed according to DEP standards. Post- development rates are less than the pre- development rates.

Hearing recessed at 8:10 PM. Motion, M. Allison, to continue to September 28<sup>th</sup>, 6:35 PM, Second, K. Chenis, all aye.